

056.A

0004

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

235,800 / 235,800

USE VALUE:

235,800 / 235,800

ASSESSED:

235,800 / 235,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

Legal Description							User Acct
							150106
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Entered Lot Size	Total Land:	Land Unit Type:

!4689!	PRINT
Date	Time
12/10/20	19:40:41
LAST REV	
Date	Time
04/26/18	11:44:25
mmcmakin	
4689	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT							Parcel ID	056.A-0004-0002.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	229,100	0	.	.	229,100	229,100	Year End Roll	12/18/2019
2019	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	1/3/2019
2018	102	FV	174,700	0	.	.	174,700	174,700	Year End Roll	12/20/2017
2017	102	FV	162,600	0	.	.	162,600	162,600	Year End Roll	1/3/2017
2016	102	FV	162,600	0	.	.	162,600	162,600	Year End	1/4/2016
2015	102	FV	153,300	0	.	.	153,300	153,300	Year End Roll	12/11/2014
2014	102	FV	147,500	0	.	.	147,500	147,500	Year End Roll	12/16/2013
2013	102	FV	147,500	0	.	.	147,500	147,500		12/13/2012

SALES INFORMATION							TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
NIGRO EILEEN/ET	25514-389		7/26/1995		65,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1865	New Wind	25,000					

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			643-0280, Building Number 4.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Fppl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front												
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 1	- 1st Floor												
Const Mod:				% Own:	0.552500010												
Lump Sum Adj:				Name:	24 - 6039												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average			30. %	Exterior:				No Unit RMS BRS FL								
Prim Int Wall: 2	Functional:			%	Interior:				1 3 1 0								
Sec Int Wall:	Economic:			%	Additions:												
Partition: T	Special:			%	Kitchen:												
Prim Floors: 4	Override:			%	Baths:												
Sec Floors:				Total: 30.6 %	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3	CALC SUMMARY				Totals												
Insulation: 2	Basic \$ / SQ: 320.00				1 3 1												
Int vs Ext: S	Size Adj.: 1.48360658																
Heat Fuel: 3	Const Adj.: 1.06018400																
Heat Type: 6	Adj \$ / SQ: 503.327																
# Heat Sys: 1	Other Features: 32714																
% Heated: 100	Grade Factor: 1.00																
Solar HW: NO	NBHD Inf: 1.00000000																
% Com Wall:	NBHD Mod:																
% Sprinkled:	LUC Factor: 1.00																
	Adj Total: 339743																
	Depreciation: 103961																
	Depreciated Total: 235781																
MOBILE HOME				Make:	Model:			Serial #:	Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0004-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							